







## 46 Glamorgan Street

Barry, Barry

TWO DOUBLE BEDROOMS; NO CHAIN - Situated in the sought after West End within close proximity of Romilly Park, Goodshed's, public transport and the s...

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- GCH; UPVC DOUBLE GLAZNG
- TWO DOUBLE BEDROOMS
- WEST END LOCATION
- NO ONWARD CHAIN
- MODERN KITCHEN
- GROUND FLOOR BATHROOM
- EPC D66
- For further information on broadband and mobile coverage in this area visit [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)





### **Entrance Porch**

Accessed via uPVC door with opaque panel over. Quarry tile flooring. Further wooden door with glazing into hall.

### **Hallway**

Laid to an Oak style laminate floor with a feature coved ceiling. Radiator. Doors giving access to the ground floor living accommodation and handy under stairs cupboard. High level fuse box and electric meter.

### **Living Room**

Dimensions: 11' 11" x 9' 8" (3.63m x 2.94m) into bay. With the Oak style laminate flooring this reception room has a front uPVC bay window and focal point of a fire place matching the dining room. Radiator. Smooth coved ceiling. Alcove cupboard housing the gas meter.

### **Dining Room**

Dimensions: 12' 0" x 9' 6" (3.65m x 2.89m). With continuation of the laminate floor, this reception room has a square opening leading to the living room. Focal point of a traditional style fire surround with tiled back and hearth and electric fire inset. Rear uPVC window. Radiator. Re-carpeted (2023) dog leg stair case with double handrail leading to the first floor. Open door access leads into the kitchen.

### **Kitchen**

Dimensions: 8' 5" x 6' 2" (2.56m x 1.88m). Comprising a range of matching eye level and base units in a Beech style and these are complemented by modern work tops which have a stainless steel sink unit inset. Integrated 4 ring gas hob with electric oven under and cooker hood over. Space for further appliances as required. Radiator. Fully ceramic tiled walls and splash backs plus a recently laid vinyl flooring (2023). Side uPVC window and door leading to the rear garden







plus a sliding door leads to the bathroom / WC.

### **Landing**

Re-carpeted (2023) and with doors giving access to the two double bedrooms. Loft hatch.

### **Bathroom / WC**

Dimensions: 6' 8" x 5' 10" (2.03m x 1.78m). White suite comprising low level WC, pedestal basin and bath with telephone style shower attachment over. Opaque uPVC rear window. Fully tiled walls and splash backs plus a radiator.

### **Bedroom One**

Dimensions: 12' 11" x 9' 1" (3.93m x 2.77m). Re-carpeted double bedroom (2023) with two uPVC front windows, radiator and smooth covered ceiling. Focal point of period cast iron fire place with complementing surround.

### **Bedroom Two**

Dimensions: 12' 0" x 9' 11" (3.65m x 3.02m). A second re-carpeted (2023) bedroom with radiator, smooth covered ceiling and recessed cupboard which houses the combi boiler. Hanging and storage space. Rear uPVC window. Focal point of cast iron fire place with complementing surround - similar to bedroom one.







#### FRONT GARDEN

Paved forecourt.

#### REAR GARDEN

Fully enclosed garden and mainly low maintenance. Planted area. Enclosed by block wall and timber fencing. Pedestrian access. Tap.





# 46 Glamorgan St

Approximate Gross Internal Area  
700 sq ft - 69 sq m

Bathroom/WC  
6'8 x 5'10  
2.03 x 1.78m

Kitchen  
8'5 x 6'2  
2.56 x 1.88m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.





## Chris Davies Estate Agents

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